

# Guildford

## Moorfield Point

### 41 Moorfield Road

### Slyfield Industrial Estate

### GU1 1RU

- **Well Located Leasehold Industrial and Ground Rent Investment**
- **Comprises 10 units totalling 44,480 sq ft on 2.175 acre site**
- **Part underlet to AW Champion Ltd until 2077 and Screwfix Direct Ltd until 2027 (3)**
- **Established industrial location**
- **Unit C1/C2 2018 rent review notice served at £36,000 p.a. (5)**
- **Total Current Gross Rents Reserved**  
**£357,534 pa**
- **Total Current Net Rents Reserved**  
**£136,534 pa<sup>(4)</sup>**



#### Tenure

Leasehold. Held on a lease from Guildford Borough Council from 25th December 1995 expiring 24th March 2077 (thus having some 59 years unexpired). The tenant has the right to renew the lease for a further 50 years and 9 months. A ground rent of £221,000 per annum is payable, subject to 5 yearly upward only rent reviews to the greater of 10% of land value or the ground rental value of the land as a cleared development site. The ground rent was settled as at 2015.

#### Location

The cathedral town of Guildford serves an affluent primary catchment area of some 470,000 and is the county town of Surrey. It is well established as a major retailing commercial centre. It enjoys excellent communications, being adjacent to the A3, which links to the M25 (Junction 10 - 8 miles) and frequent train services to London Waterloo.

The property is situated on the north side of Moorfields Road in Guildford's well established Slyfield Industrial Estate, which is located about 2 miles north of the city centre.

Occupiers close by include Vines BMW of Guildford, Toyota & Lexus of Guildford, Audi, Mercedes-Benz, Vauxhall, Colbournes Volkswagen, Big Yellow and Safe Store.

#### Description

The property comprises an industrial estate with ten individual self-contained units arranged on two terraces with one detached unit. The site extends to approximately 0.88 hectares (2.175 acres) with 95 car parking spaces.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

Unit	Tenant	(GIA) Area	sq m	(sq ft)	Terms of Tenancy	Current Rent Reserved £ p.a.	Rent Review/Reversion
A	A W Champion Limited (1)	Ground Floor First Floor Total	1,393.94 sq m 289.39 sq m 1,683.33 sq m	(15,004 sq ft) (3,115 sq ft) (18,119 sq ft)	From 02.08.2005 to 21.03.2077 Rent reviews every 5 years to 10% of land value FR & I	£90,000 p.a.	Rent Review 2020
B1	NBS Technologies Limited	Ground Floor First Floor Total	229.03 sq m 60.73 sq m 289.76 sq m	(2,465 sq ft) (654 sq ft) (3,119 sq ft)	Lease renewal 5 years from 30.09.2018 FR & I	£37,284 p.a. (4)	Reversion 2023
B2 & B3	Herz Valves UK Limited	Unit B2 Ground Floor First Floor Sub Total  Unit B3 Ground Floor First Floor Sub Total	217.56 sq m 54.41 sq m 271.97 sq m  217.19 sq m 54.41 sq m 271.60 sq m	(2,342 sq ft) (586 sq ft) (2,928 sq ft)  (2,338 sq ft) (586 sq ft) (2,924 sq ft)	From 09.03.2011 to 08.03.2021 Rent reviews every 5 years FR & I	£60,000 p.a.	Reversion 2021
B4	Mosaico Vero Ltd	Ground Floor First Floor Total	217.56 sq m 54.41 sq m 271.97 sq m	(2,342 sq ft) (586 sq ft) (2,928 sq ft)	10 years from 21.10.2016 Rent review in 5th year FR & I	£30,000 p.a.	Rent Review 2021
B5	Herz Valves UK Limited	Ground Floor First Floor Total	229.40 sq m 54.31 sq m 283.71 sq m	(2,469 sq ft) (585 sq ft) (3,054 sq ft)	From 09.03.2011 to 08.03.2021 Rent reviews every 5 years FR & I	£31,250 p.a.	Reversion 2021
C1 and C2	Care Catering Limited	Unit C1 Ground Floor Unit C2 Ground Floor Mezzanine Total	115.80 sq m 115.80 sq m 24.5 sq m 256.10 sq m	(1,246 sq ft) (1,246 sq ft) (264 sq ft) (2,756 sq ft)	10 years from 21.06.2013 Rent reviews every 5 years FR & I	£30,000 p.a.	Rent Review notice served at £36,000 (5)
C3	Screwfix Direct Ltd (2)	Ground Floor First Floor Total	291.87 sq m 73.96 sq m 365.83 sq m	(3,142 sq ft) (796 sq ft) (3,938 sq ft)	10 years from 26.05.2017 (3) Rent reviews every 5th year FR & I	£39,540 p.a.	Rent Review 2022
C4	Mobile Business Solutions Ltd	Ground Floor First Floor First Floor Tenant's Addition Total	291.52 sq m 73.96 sq m 72.54 sq m 438.02 sq m	(3,138 sq ft) (796 sq ft) (781 sq ft) (4,715 sq ft)	3 years from 01.01.2017 FR & I	£39,460 p.a.	Reversion 2020
Grand Total			4,132.29 sq m	(44,480 sq ft)		Total £357,534 p.a.	

NB: Areas supplied by Vendor.

- (1) For the year ended 31st December 2016, A W Champion Limited reported a turnover of £29.1m, a pre-tax profit of £513,000, shareholders' funds and a net worth of £9m. (Source: riskdisk.com 23.08.2018.)  
 (2) For the year ended 31st January 2017, Screwfix Direct Ltd reported a turnover of £1.3bn, a pre-tax profit of £118.4m, shareholders' funds of £449m and a net worth of £442m. (Source: riskdisk.com 23.08.2018.)  
 (3) There is a tenant's break option at the end of the fifth year.  
 (4) There is a 6 month rent free period which the Vendor will top up on completion.  
 (5) The Landlord has served notice on the Tenant at £36,000 per annum in respect of the 2018 Rent Review. The matter remains outstanding.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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